

E 168913 B 421 P 952
Date 10-Jun-2025 03:40PM
Fee: \$40.00 ACH
Filed By: JLM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY,
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
CW The Roam Flex, LLC, a Utah limited liability company
610 North 800 West
Centerville, UT 84014



File No.: 177010-CAF

CORRECTIVE OF CORRECTIVE SPECIAL WARRANTY DEED

Cole West Land Co., LLC, a Utah limited liability company, formerly known as CW Land Co., LLC, a Utah limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

CW The Roam Flex, LLC, a Utah limited liability company,

GRANTEE(S), of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

**TAX ID NO.: 00-0092-4016; Serial No. 10-005-044-02-1-3-7 and 00-0090-9005; Serial No.
09-005-044-02-1-3-6 (for reference purposes only)**

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

This deed is given to correct the legal description of that certain Special Warranty Deed recorded May 6, 2024 as Entry No. 165798 in Book 409 at Page 647; and that certain Corrective Special Warranty Deed recorded May 30, 2025, as Entry No. 168822 in Book 421 at Page 398.

[Signature on following page]

Dated this 10th day of June, 2025.

Cole West Land Co., LLC, a Utah limited liability company

BY: Cole West Entity Services, LLC, its Manager

BY: Cole West, LLC, its Manager

BY: 
Colin Wright
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 10th day of June, 2025, before me, personally appeared Colin Wright, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Cole West Land Co., LLC, a Utah limited liability company.

Cole West



Notary Public

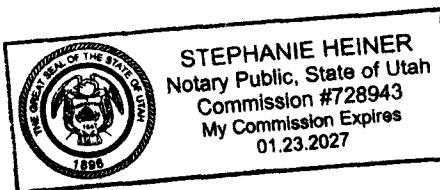


EXHIBIT A
Legal Description

PROPOSED FLEX SPACE CONDOMINIUMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD, SAID POINT BEING SOUTH 00°05'20" WEST 1118.90 FEET AND SOUTH 89°54'40" EAST 941.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING NORTH 00°05'20" EAST 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE NORTH 89°43'38" EAST 131.48 FEET ALONG THE SOUTHERLY LINE OF ROAM PHASE 1 TO THE WESTERLY LINE OF PAUL WARNER 1ST AMENDMENT SUBDIVISION; THENCE SOUTH 00°21'30" EAST 467.56 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°38'25" WEST 75.04 FEET; THENCE SOUTH 00°21'35" EAST 66.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HWY ROAD (HWY 30); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1472.70 FEET, AN ARC LENGTH OF 49.98 FEET, A DELTA ANGLE OF 01°56'40", A CHORD BEARING OF SOUTH 85°44'56" WEST, AND A CHORD LENGTH OF 49.97 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 15.58 FEET, A DELTA ANGLE OF 59°31'07", A CHORD BEARING OF NORTH 30°01'55" WEST, AND A CHORD LENGTH OF 14.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD; THENCE NORTH 00°16'22" WEST 524.98 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.